

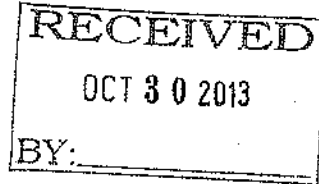


SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 10/29/2013

TO: AG

FROM: John McKenzie - South County Team / Development Review

PROJECT DESCRIPTION: DRC2013-00031 FREEPORT-MCMORAN – Proposed minor use permit to build a new 7,000 sf office building with new 2,000 sf meeting area, restroom, non-hazard storage area, and communications shed. Additional area of the project will be designed for employee and truck parking spaces. Site location is 1821 Price Canyon Rd, SLO. APN: 044-201-002.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☒ YES
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES
☒ NO

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
 (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

APPEARS TO HAVE ADEQUATE SEPARATION FROM
ADJACENT VINEYARDS

10/24/13
 Date

LYLE DA AUCHINCLOSS
 Name

5914
 Phone

These are the Building Division Comments to be incorporated into the Conditions. Please call me if you have any questions.

Comments from Building Division:

1. All plans and engineering shall be prepared by a California Licensed Engineer of Record and the Register Designed Professional in Responsible charge shall coordinate the plans and documents. This individual shall sign the "Registered Designed Professional in Responsible Charge" form.
2. The project is subject to a construction permit as well as the currently adopted 2010 California Codes or if submitted after Jan.1, 2014, it will be the 2013 California Codes.
3. The project will require a Geotechnical report for the design of all building foundations at the time of construction permit application submittal.
4. The project is subject to the California State Title 24 accessibility / energy laws.
5. Regardless of grading permits the project shall conform to the "National Pollutant Discharge Elimination System" storm water management program regulations.
6. A fire sprinkler system will be required. The sprinkler plans shall be submitted with a separate application for a separate fire sprinkler permit with the application for the structure(s). The application for the sprinkler system and any water tank storage required for the system shall be approved prior to issuance of the structure(s). Cal Fire requires that all commercial sprinkler systems be reviewed by a licensed fire protection engineer.
7. In the Land Use permit process the owner should determine the public facilities fees and inclusionary fees.
8. The applicant shall request a pre-building permit application meeting with Elizabeth Szwabowski, Plans Examiner, to determine the owner needs, clarify any issues and determine the number of permits.
9. Green Building all new structures shall meet the County of San Luis Obispo Green Building ordinance requirements. In addition the plans be in compliance with the County of San Luis Obispo recycle program, wild land urban interface requirements, Chapter 7A, 2010 CBC, and Low impact design requirements, for handouts see, www.sloplanning.org

Elizabeth Szwabowski, Plans Examiner III



CAL FIRE
San Luis Obispo
County Fire Department

635 N. Santa Rosa • San Luis Obispo, CA 93405
Phone: 805-543-4244 • Fax: 805-543-4248
www.calfireslo.org

Robert Lewin, Fire Chief

December 7, 2013

John McKenzie
San Luis Obispo County
Department of Planning & Building
County Government Center
San Luis Obispo, CA 93408

Subject: DRC2013-00031 BUILD A NEW 7,000 SQ FT OFFICE BUILDING WITH NEW 2,000 SQ FT MEETING AREA, RESTROOM, NON-HAZARD STORAGE AREA, AND COMMUNICATIONS SHED. ADDITIONAL AREA OF THE PROJECT WILL BE DESIGNATED FOR EMPLOYEE AND TRUCK PARKING SPACES

Dear Mr. McKenzie,

I have reviewed the referral information and building plans for the proposed 7,000 square foot office building, 2000 square foot meeting area and communication shed. The project is located within the State Responsibility Area and is designated as a "Very High" hazard severity zone with an approximate 10 minute response time from the nearest County Fire Station. The project and applicant shall comply with the 2010 California Fire Code (CFC), and the 2010 California Building Code (CBC), the Public Resources code (PRC) and any other applicable fire laws.

Roof Coverings:

The roof types will be consistent with the requirements of Chapter 1505 of the 2010 CBC and no less than a Class "A" roof.

Private Water System Requirements:

NFPA Standard 22 Water tanks for private Fire Protection, and NFPA Standard 24 Installation of Private Fire Service mains and their Appurtenances, NFPA Standard 25 Inspection, Testing and Maintenance of Water-Based Fire Protection Systems shall be utilized for this project.

Commercial water storage tanks must be steel. A pressurized fire hydrant system shall be required. A Registered Fire Protection Engineer shall be required to design the system in accordance with all applicable standards and Fire Codes. The amount of water required in storage to support the numerous fire suppression systems will be determined and approved by the Fire Protection Engineer in cooperation with CAL FIRE/County Fire. Water required to be held in storage for domestic and/or landscaping purposes will be in addition to or separate from that required for fire suppression.

Water Supply Connection:

The number and distribution of hydrants must meet CFC section 507. Plans shall be submitted to the County Fire Department for approval of the distribution system and hydrant locations. Fire hydrants shall have two, 2 ½ inch outlets with National Standard Fire threads and one 4 inch suction outlet with National Standard Fire threads and comply with County Standard W-1. Each hydrant shall be identified by a blue reflective dot located on a non-skid surface located just off of center on the fire hydrant side. Hydrants must be protected from vehicle impact with the use of curbing or bollards.

NFPA 72 Alarm systems

A Fire Alarm System is required throughout the site for the various fire suppression systems and required hazardous conditions monitoring. The alarm system shall terminate at a 24-hour monitoring point. Two sets of plans shall be submitted to the County Fire Department for review and approval. California Fire Code Chapter 15 section 907.

Alarm system must be centralized and interlinked for the entire facility and include monitoring for all site alarm systems including; all on site Fire Protection Systems, and any and all hazardous materials, monitoring of hazardous materials, compressed gases, flammable and combustible liquids, liquefied petroleum gases, petroleum storage, delivery and processing areas.

Approved monitoring method shall be provided to detect hazardous materials. An emergency alarm shall be provided if hazardous materials have a hazard ranking of 3 or 4 in accordance with NFPA 704 and exceed the maximum allowable quantity per control area. California Fire Code Chapter 27

Automatic Sprinkler System:

An automatic fire sprinkler system is required to be installed within this storage building. A Fire Protection Engineer shall review the proposed fire protection systems for this project. A list of Fire Protection Engineers is available on our website at <http://www.calfireslo.org>. The Fire Protection Engineer will require that you provide working plans as outlined in NFPA 13, 14.1 (2002). The Fire Protection Engineer will be required to send an original letter of their project review when completed, including all changes needed.

The type of sprinklers required will depend upon the occupancy classification type of the structures and must comply with NFPA 13. The automatic fire extinguishing system shall comply with the National Fire Protection Association (NFPA) 13, 231, 20, 22. Three sets of plans and calculations shall be submitted for functional review and approval to the County Fire Department. The contractor shall be licensed by the State of California, CFC. A licensed alarm company shall monitor the fire sprinkler and alarm system.

The fire department connection (FDC) supporting the required fire sprinkler systems shall be located within 20 feet of a San Luis Obispo County Dept. of Public Works/County Fire standard fire hydrant and visible on fire engine approach to the building. The Registered Fire Protection Engineer shall design the fire sprinkler system accordingly.

**** A clean agent alternative may be acceptable in the communications shed.***

Fire Safety and Evacuation Plans:

PXP shall provide a written Fire Safety plan whose contents shall be in accordance with sections California Fire Code Chapter 4 Emergency Planning and Preparedness. Employee training, record keeping, hazard communication and drills will also comply with this chapter. The written plan will include at a minimum the detail outlined in sections 404.3.1 (Evacuations Plans) and 404.3.2 (Fire Safety Plans).

404.3.1 Fire evacuation plans. Fire evacuation plans shall include the following:

1. Emergency egress or escape routes and whether evacuation of the building is to be complete or, where approved, by selected floors or areas only.
2. Procedures for employees who must remain to operate critical equipment before evacuating.
3. Procedures for assisted rescue for persons unable to use the general means of egress unassisted.
4. Procedures for accounting for employees and occupants after evacuation has been completed.
5. Identification and assignment of personnel responsible for rescue or emergency medical aid.
6. The preferred and any alternative means of notifying occupants of a fire or emergency.
7. The preferred and any alternative means of reporting fires and other emergencies to the fire department or designated emergency response organization.
8. Identification and assignment of personnel who can be contacted for further information or explanation of duties under the plan.
9. A description of the emergency voice/alarm communication system alert tone and preprogrammed voice messages, where provided.

404.3.2 Fire safety plans. Fire safety plans shall include the following:

1. The procedure for reporting a fire or other emergency.
2. The life safety strategy and procedures for notifying, relocating or evacuating occupants, including occupants who need assistance.
3. Site plans indicating the following:
 - 3.1. The occupancy assembly point.
 - 3.2. The locations of fire hydrants.
 - 3.3. The normal routes of fire department vehicle access.
4. Floor plans identifying the locations of the following:
 - 4.1. Exits.
 - 4.2. Primary evacuation routes.
 - 4.3. Secondary evacuation routes.
 - 4.4. Accessible egress routes.
 - 4.5. Areas of refuge.
 - 4.6. Exterior areas for assisted rescue.
 - 4.7. Manual fire alarm boxes.
 - 4.8. Portable fire extinguishers.
 - 4.9. Occupant-use hose stations.
 - 4.10. Fire alarm annunciators and controls

Exiting:

All egress and exiting components shall comply with Chapter 10 of the 2010 California Fire Code to provide egress from the building to the public way.

Commercial Access Road(s)

- A commercial access road must be 24 feet wide.
- Parking is only allowed where an additional 8 feet of width is added for each side of the road that has parking.
- "No Parking - Fire Lane" signs will be required.
- Fire lanes shall be provided as set forth in the California Fire Code Section 503.
- All roads must be able to support a fire apparatus.
- Vertical clearance of 13'6" is required.
- Fire access shall be provided within 150 feet of the outside building perimeter.
- Must be an all-weather non-skid paved surface.

Gates:

- Must be setback a minimum of 30 feet from the maintained road
- Must automatically open with no special knowledge.
- Gate shall have an approved means of emergency operation at all times. CFC 503.6
- Gate must be two (2) feet wider than the road on each side.
- Gates must have a turnaround located at each gate

Portable Fire Extinguishers:

Portable fire extinguishers shall be installed in all the occupancies in compliance with the CFC 906 and Title 19. The contractor shall be licensed by the State Fire Marshal

Addressing:

Address numbers must be legible from the roadway on all buildings. They shall be of a contrasting background and a minimum of 10 inches high with a ½" stroke for commercial projects. All occupancies shall have a distinct address. All addressing and placement of street or road signs shall be done in accordance with CFC Section(s) 505.1 and 505.2.

Signage:

Designated mechanical, electrical, and fire detection, suppression or control elements shall be identified for the use of the fire department. Approved signs shall be constructed of durable materials, permanently installed and readily visible. CFC section 509.

Vegetation Management requirements:

An approved vegetation management plan must be submitted and approved prior to final. Management of fuels is required 100 feet from structures and 10 feet along access roads and driveways.

Fire Safety during Construction:

Prior to construction, an operational water supply system and established access roads must be installed in accordance with CFC Section 501.4. During construction all applicable Public Resources Codes must be complied with to prevent a wildfire. These will include the use of spark arresters, adequate clearance around welding operations, smoking restrictions and having extinguishers on site. The Industrial Operations Fire Prevention Field Guide will assist the applicant.

Emergency Access:

All commercial buildings shall install a Knox key box for fire department emergency access - CFC Section 506.1. The box shall be installed prior to final inspection of the building. An order form is available from the Prevention Bureau, call for more information at (805) 543-4244.

If I can provide additional information or assistance on this mater, please don't hesitate to contact me at (805) 543-4244.

Sincerely,

Kevin McLean
Fire Captain



DEPARTMENT OF PLANNING AND BUILDING

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TO: ENV HEALTH

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Applicant to review attached decision tree. Be advised that people are considered full time employees, contractors, part time staff and guests/visitors. If the water system is

11/12/13
Date

[Signature]
Name

x5551
Phone

classified as a Transient or Non-Transient. Non community water system - applicant to contact this office for permitting info.

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: <http://www.sloplanning.org>

HOW MANY SERVICE CONNECTIONS DOES THE WATER SYSTEM HAVE?

